



CALIFORNIA STATE PUBLIC WORKS BOARD

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-6964

STATE PUBLIC WORKS BOARD

October 18, 2004

MINUTES

PRESENT:

Mr. Bob Campbell, Chief Counsel, Department of Finance

Ms. Cindy McKim, Acting Chief Financial Officer, Department of Transportation

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Darrell Steinberg

Assembly Member Wilma Chan

Assembly Member Lloyd E. Levine

Senator Betty Karnette

Senator Wesley Chesbro

Senator Gilbert Cedillo

STAFF PRESENT:

Theresa Gunn, Assistant Administrative Secretary, State Public Works Board

Peggy Palmertree, Acting Executive Secretary, State Public Works Board

Randy Katz, Budget Analyst, Department of Finance

Stan Hiuga, Budget Analyst, Department of Finance

CALL TO ORDER AND ROLL CALL:

Mr. Campbell, Chairperson, Chief Counsel, Department of Finance at 10:00 am called the Special meeting to order. Ms. Theresa Gunn, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES

Ms. Gunn reported that the minutes from the October 8, 2004 regular meeting would be presented at the next regular meeting scheduled for November 5, 2004.

BOND ISSUES:

Ms. Gunn stated that there were no bond items.

CONSENT CALENDAR:

Ms. Gunn stated that there were no consent items.

ACTION ITEMS:

Ms. Gunn stated that there were two Action Items.

Action Item #3 is for the University of California Merced Campus, Classroom and Office Building. If approved this action will approve an augmentation of approximately \$2.8 million or 19.6 percent of total project. The building will house an auditorium/lecture hall, classrooms, class laboratories and laboratory support space, faculty offices, departmental administrative offices, and office support space. A 20-day letter was sent to the Legislature on October 8, 2004, requesting approval of the

augmentation and waiver of the 20-day review period. Mr. Alvarez, Staff Director, Senate Committee on Budget and Fiscal Review, has provided an e-mail notification that the JLBC does not foresee any issue with the augmentation and that a formal JLBC affirmation would be forthcoming.

Staff recommends approval of the augmentation.

A motion was made by Ms. McKim and Second by Mr. Campbell to approve Action Item #3.

Action Item #3 was approved by a 2-0 vote.

Action Item #4 is for the Department of Veteran Affairs, Yountville Veterans Home, Lincoln Theater Renovation. If approved, the request will approve an augmentation of \$900,000, or 19 percent of the total project. The project includes the renovation of approximately 13,150 square feet and the addition of approximately 30,150 square feet to the Lincoln Theater. This augmentation would provide for increased costs resulting from change orders related to unforeseen conditions and owner requested upgrades to the project. A 20-day letter was sent to the Legislature on October 8, 2004 and the waiting period would expire on October 29, 2004 without comment.

Staff recommends approval of the augmentation contingent on the passage of the waiting period without comment.

A motion was made by Ms. McKim and Second by Mr. Campbell to approve Action Item #4.

Action Item #4 was approved by a 2-0 vote.

OTHER BUSINESS:

Ms. Gunn stated that there was no other business.

REPORTABLES:

Ms. Gunn indicated that there were no reportable items.

NEXT MEETING:

Ms. Gunn noted that the next regularly scheduled meeting would be Friday, November 5, 2004 at 10:00 am at the State Capitol in Room 2040.

Having no further business, the meeting was adjourned at 10:05 am.

BOND ITEM

BOND ITEM – 1

NO BOND ITEMS.

BOND ITEM

STAFF ANALYSIS – 1

NO BOND ITEMS.

CONSENT ITEM

CONSENT ITEM – 2

NO CONSENT ITEMS.

CONSENT ITEM

STAFF ANALYSIS – 2

NO CONSENT ITEMS.

ACTION ITEM

ACTION ITEM – 3

UNIVERSITY OF CALIFORNIA (6440)
MERCED CAMPUS, MERCED COUNTY
Classroom and Office Building

Authority: Chapter 106/01, Item 6440-301-0001(7)
Chapter 3/01, Third Extraordinary Session, Section 2(b)(2)

a. Approve augmentation **\$2,796,000**
(19.6 percent of total project)

APPROVED:
2/0

ACTION ITEM

STAFF ANALYSIS — 3

University of California, Merced
Classroom and Office Building

Action Requested

The requested action will approve Preliminary Plans.

Scope Description

This project is within scope.

The Classroom and Office Building project will provide 57,929 asf for multidisciplinary instructional space for all students at UC Merced, and office space for faculty in the Division of Social Sciences, Humanities, and Arts. The building will house an auditorium/lecture hall, classrooms, class laboratories and laboratory support space, faculty offices, departmental administrative offices, and office support space.

Funding and Project Cost Verification

This project is not within cost. Due to high bids an augmentation of \$2,796,000 is requested. A 20-day Legislative notification was provided on October 8, 2004, and it was requested that the 20-day review period be reduced and that the committee provide affirmation of the requested augmentation by October 17, 2004.

\$31,035,000	total estimated project cost
\$21,474,000	project costs previously allocated: preliminary plans—\$833,000 (State funds), working drawings (State funds)—\$1,018,000; construction—\$19,623,000 (State funds)
\$6,765,000	to be allocated: construction—\$3,761,000 (State funds), Equipment—\$3,004,000
\$2,796,000	requested augmentation: \$2,796,000 (State funds augmentation)

CEQA

The project is in compliance with CEQA.

Due Diligence

University of California (UC), on behalf of the Regents of the UC, is vested with the authority for management of the property for the benefit of the university and acknowledges that they have full responsibility for reviewing and clearing due diligence title issues for general obligation bond funded projects.

Project Schedule

The project schedule is as follows:

Complete construction: July 2005

Staff Recommendation: Approve augmentation.

ACTION ITEM

ACTION ITEM – 4

DEPARTMENT OF VETERAN AFFAIRS (8960)
YOUNTVILLE VETERANS HOME, NAPA COUNTY
Lincoln Theater Renovation

Authority: Chapter 379/02, Item 8960-301-0001

a. Approve augmentation **\$900,000**
(19 percent of total project)

APPROVED:
2/0

ACTION ITEM

STAFF ANALYSIS – 4

Department of Veteran Affairs
Veterans' Home of California, Yountville
Lincoln Theater Renovation

Action Requested

This action will provide for augmentation for the construction phase of this project.

Scope Description

This project is within scope. The project includes the renovation of approximately 13,150 square feet and the addition of approximately 30,150 square feet to the Lincoln Theater. The project will modernize and upgrade performing areas of the theater including new lighting, acoustical equipment, and an orchestra lift. Audience amenities include the addition of a balcony with elevator, contouring of the theater floor and an enlarged lobby/gallery. The existing building will be seismically strengthened and new heating, ventilation, and air-conditioning will be installed throughout.

Funding and Cost Verification

This project is not within cost. The project was previously increased within its appropriation by \$631,000 in January 2004 to address cost increases driven by the re-routing of undocumented utilities and the discovery of an underground spring of water within the project footprint. The project authority was augmented by an additional \$1,838,000 in June 2004 to address cost increases due to the relocation of the chiller, errors in the original location of steel support columns and for donor requested changes. The California Department of Veteran Affairs (CDVA) is requesting an additional \$900,000 (5.2 percent total project) augmentation to existing authority to complete the construction.

The requested \$900,000 augmentation would be provided by the Friends of Lincoln Theater (FLT) for the costs of additional overhead caused by having contractors and subcontractors at the site for a longer period than anticipated. Other costs are driven by donor requests and State Fire Marshall concerns. A 20-day letter was sent to the Legislature on October 8, 2004.

\$20,918,000 total estimated project costs

\$20,018,000 total project costs previously allocated: preliminary plans \$400,000, working drawings \$503,000, and construction \$19,115,000 (\$14,680,000 contract, \$2,928,800 contingency, \$986,200 A&E, and \$520,000 other project costs)

\$900,000 requested augmentation

CEQA

A Notice of Determination was filed with the State Clearinghouse on January 5, 2000 and the waiting period expired on February 5, 2000.

Project Schedule

The project schedule is as follows:

Complete Construction: December 2004

Due Diligence Status

Project under construction, this project did not go through a complete due diligence process as was the practice for General Fund/private funded projects several years ago.

Staff Recommendation: Approve augmentation contingent upon the passage of the 20-day notification period without comment.

OTHER BUSINESS

OTHER ITEM –

No Other Business.

REPORTABLES

To be presented at meeting.

Respectfully Submitted
By:

KAREN FINN
Administrative Secretary